

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: Woodridge Housing Authority PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2011 PHA Code: NY064				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 40 Number of HCV units:				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PHA Goal: Improve the quality of assisted housing Objective: Improve public housing management (PHAS score) 74 Progress: WHA is currently in contract with a management firm that will also seek redevelopment opportunities. Objective: Increase customer satisfaction: Continue monthly meetings with residents to receive input and build better relationships and communication. Objective: Renovate or modernize public housing units: Continue to improve and update bathroom plumbing, including installing tub surrounds; replacing appliances and kitchen counters; energy efficient thermostats and improved insulation Progress: installed appliances, replaced roof on building 5 at Mountindale Road, and replaced living room windows at Maple Avenue Site. PHA Goal: Provide an improved living environment Objective: Implement public housing security improvements: Add additional security cameras as funds become available. Progress: Continued maintenance of security cameras and lighting for safety PHA Goal: Promote self-sufficiency and asset development of assisted households Objective: Increase the number and percentage of employed persons in assisted living to help raise the rent Progress: Number of employed persons has increased, raising tenant paid share of rent Objective: Provide or attract supportive services to improve assistance recipients' employability: Develop partner with Workforce Development to provide referrals for families seeking to become self-sufficient. Enroll in Literacy Volunteers. Provide Student tutoring. Progress: Works with Workforce Development and Literacy Volunteers. Provides volunteer student tutor in community room Two times a week. PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, Familial status, and disability Progress: Continues to use affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Financial Resources – See attachment ny064b06</p> <p>Rent Determination – A household member must promptly report an increase of \$200 or more in monthly income when it occurs between Annual Rent Recertifications. No cash, only check or money order will be accepted for rent. Rent is still due on the first of the month. If the rent is not paid by the 15th of the month, on the 16th of the month, there will be a \$15 late fee, which will increase \$1 per day for each day it is late. The late fee will not exceed \$30 monthly. The bounced check fee is \$35. Monthly washing machine fee is \$15.</p> <p>Community Services and Self-Sufficiency - Revisions include coordinating with Literacy Volunteers and providing space for an onsite tutoring program. There is still continued coordinated efforts between the PHA and TANF including client referrals, information sharing regarding mutual clients for rent determination; Workforce Development Program. Community Service requirements are listed in the A and O policy. When a resident gets off welfare and gets a job, the resident gets an income disallowance for two years.</p> <p>Fiscal Year Audit – The results of the most recent fiscal year audit was mailed separately as a hard copy.</p> <p>Civil Rights Certification – The Civil Rights Certification has been sent as a hard copy separately to the New York City HUD office.</p> <p>Asset Management – The PHA will be improving roofs, windows and refrigerators this year and long term will make improvements in heating system, plumbing improvements, energy efficient lighting, kitchen counters, kitchen cabinets and closets.</p> <p>Violence Against Women Act (VAWA)</p> <p>(1) Lease addendum explained to each resident at move in and /or recertification detailing their rights and responsibilities under the Violence Against Women Act.</p> <p>(2) Copy of above mentioned Lease addendum attached.</p> <p>See attachment ny064d06</p> <p>(b) The 5-year and Annual PHA Plan and Supporting Documents may be obtained at the Main administrative office of the PHA. The Resident Advisory board is also provided with a copy of its 5-Year PHA Plan.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>Conversion of Public Housing- Conifer Management LLC began third party fee management beginning 10/01/09. Conifer oversees day to day operations and maintenance of the site. Conifer is researching redevelopment strategies.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>CFP FFY 2008 (see attachment ny064c06); CFP FFY 2009(see attachment ny064b06); CFP FFY 2010(see attachment ny064a06); Capital Fund Recovery Grant(see attachment ny064d06)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: right;">see attachment ny064e06</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attachment ny064f05</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See attachment ny064, <i>806</i></p> <p>A strategy for addressing to shortage of affordable housing for all eligible populations include:</p> <p>(1) Maximize the number of affordable units available to the PHA within its current resources by continuing to employ effective maintenance and management policies to minimize the number of public housing units off-line.</p> <p>A strategy to target available assistance to families at or below 50% of AMI include:</p> <p>(2) Employ admissions preferences aimed at families who are working.</p> <p>These two strategies are selected due to funding constraints, staffing constraints, limited availability of sites for assisted housing, extent to which particular housing needs are met by other organizations in the community and results of consultation with residents and the Resident Advisory Board.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>see attachment ny064g <i>06</i></p> <p>A strategy for addressing to shortage of affordable housing for all eligible populations include:</p> <p>(1) Maximize the number of affordable units available to the PHA within its current resources by continuing the employ effective maintenance and management policies to minimize the number of public housing units off-line.</p> <p>A strategy to target available assistance to families at or below 50% of AMI include:</p> <p>(2) Employ admissions preferences aimed at families who are working.</p> <p>These two strategies are selected due to funding constraints, staffing constraints, limited availability of sites for assisted housing, extent to which particular housing needs are met by other organizations in the community and results of consultation with residents and the Resident Advisory Board.</p> <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>We continue to provide integrated low income housing for the local community, with notification of program and job availability for all tenants. Please refer to section 5.2 of this PHA plan for progress on goals and objective.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Significant Amendment and Substantial Deviation/Modification for the Woodridge Housing Authority includes the following items:</p> <ol style="list-style-type: none"> 1. Change of at least 20% more or less in operating subsidy. 2. Major shift in tenant policy regarding rent collections, vigorous pursuit of late fees, enforcement of lease terms and conditions
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p><i>Q- see attachment NY064 K06</i></p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) ny064b,c,d</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <i>NY064 L06</i></p>

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: NY38P064501-10 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Woodridge Housing Authority					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Original	Revised ¹	Obligated	Expended
1	Total non-CFF Funds	85,529.00	85,529.00	85,529.00	85,529.00
2	1406 Operations (may not exceed 20% of line 21) ²				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Assets				
6	1413 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities ³				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 – 19)				
21	Amount of line 20 Related to LRP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ PHF funds shall be included here.

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PILA Name: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY36P064501-10 Date of CFFP: _____	Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Reserve for Disasters/Emergencies	Total Estimated Cost	Total Actual Cost¹
Line	Summary by Development Account	Original	Revised²
Signature of Executive Director <i>Wendell Dufale</i>		Signature of Public Housing Director	Date 02/22/2012
		Obligated	Expended

Part II: Supporting Pages									
PHA Name: Woodbridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P064501-10 CFFP (Yes/ No): NO				Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
NY064	Operations	1406		65,529.00	65,529.00	65,529.00	65,529.00		

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Part I: Summary

PIHA Name: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY26P064601-09 Replacement Housing Factor Grant No. Date of CFP: _____	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Original Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	57,758.88	57,758.88	57,758.88	57,758.88
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	6,346.12	6,346.12	6,346.12	6,346.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities ³				
18a	1501 Collateralization or Debt Service paid by the PIHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	64,105.00	64,105.00	64,105.00	64,105.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security—Soft Costs				
24	Amount of line 20 Related to Security—Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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³ PIHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP Funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		PRY of Grant: 2009 PRY of Grant Approval: 2009	
FHA Name: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY36F064501-09 Date of CFFP: _____	Replacement Housing Factor Grant No: NO	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost
		Revised 1	Total Actual Cost 1
Signature of Executive Director <i>Walden Ratale</i>		Date 02/22/2012	Signature of Public Housing Director
		Obligated	Date
			Expended

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY38P064501-09 Replacement Housing Factor Grant No.	CFPR (Yes/No): NO	Federal FY of Grant: 2009
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No. NY30P064501-08		2008	
Woodbridge Housing Authority		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:				2008	
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account					
Line	Original	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	56,667.00	59,132.54	59,132.54	56,667.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00	1,000.00	1,000.00	1,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,000.00	4,155.11	4,155.11	4,155.11
11	1465.1 Dwelling Equipment—Non-spendable	2,000.00	379.35	379.35	379.35
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	64,667.00	64,667.00	64,667.00	62,201.46
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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Part I: Summary	
FHA Name: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY96P064501-08 Replacement Housing Factor Grant No: Date of CFP:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision see 1) <input type="checkbox"/> Final Performance and Evaluation Report
Line Summary by Development Account	Original Date 02/22/2012
Signature of Executive Director <i>Richard DeLata</i>	Signature of Public Housing Director
Total Estimated Cost	Total Actual Cost Date
Revised 1	Obligated
Date	Expended

U.S. Department of Housing and Urban Development
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PIA Name: Woodridge Housing Authority	Grant Type and Number: Capital Fund Program Grant No. NY36P064501-08 Representative Housing Factor Grant No.	CFPP (Yes/No): NO	Federal FY of Grant: 2008
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[illegible]² To be completed for the Performance and Evaluation Report.

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Part I: Summary					
PIHA Name: Woodridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36S064501-09 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,000.00	6,671.88	6,671.88	1,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,855.00	5,108.12	5,108.12	5,108.12
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	70,075.00	70,075.00	70,075.00	70,075.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	4,925.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PIHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	81,855.00	81,855.00	81,855.00	78,183.12
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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PHA Name: Woodridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36S064501-09 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Isabel Natal</i>		Date 2/28/2012		Signature of Public Housing Director Date	

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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Village of Woodridge Housing Authority
PHA Name

NY064
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Marie Quick

Title Board Chairperson

Signature



Date

1/17/2012

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,645	4	5	5	2	3	1
Income >30% but <=50% of AMI	1,955	3	4	5	2	3	1
Income >50% but <80% of AMI	4,240	3	4	5	2	3	1
Elderly	10,747	4	3	2	4	4	1
Families with Disabilities	2,178	3	5	2	5	4	1
White	63,422	3	3	3	2	3	1
Black	6,467	3	3	3	2	3	1
Hispanic	8,900	3	3	3	2	3	1
Native American	507	3	3	3	2	3	1
Asian	1161	3	3	3	2	3	1
Pacific Islander	0	0	0	0	0	0	0

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2000 census
- X ACS Demographic and Housing Estimates: 2005-2009

Attachment ny064g01

Housing Needs of Families on the Waiting List			
Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	17		5
Extremely low income <=30% AMI	7	47	
Very low income (>30% but <=50% AMI)	9	53	
Low income (>50% but <80% AMI)	1	6	
Families with children	1	6	
Elderly families	8	48	
Families with Disabilities	9	53	
White	7	47	
Black	1	24	
Hispanic	4	35	
Native American/ Alaska Native	0	0	
Asian	0	0	
Pacific Islander	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	16	95	
2 BR	1	6	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Waiting list is not closed.			

Financial Resources:
Planned Sources and Uses

Sources	Projected Funds	Planned uses
1. Federal Grants (FY 2010-2011)		
a. Public Housing Operating Fund	\$134,783	Operating Expense
b. Public Housing Capital Fund	\$65,529	Operating Expense
2. Prior Year Federal Grants		
CFRG- NY36S064501-09	\$61,771.88	Capital Improvements
3. Dwelling Rental Income	\$145,949	
Total Resources	\$408,033	

ny064h05

LEASE ADDENDUM
VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT	LANDLORD WOODRIDGE HOUSING AUTHORITY	UNIT NO. & ADDRESS
--------	--	--------------------

This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is _____. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Tenant

Date

Landlord

Date

PHA Plan Elements for Woodridge Housing Authority

1. **Eligibility, Selection and Admissions Policies, including Wait List Procedures** – This is all included in the Public Housing Admissions and Continued Occupancy Policy (A&O) which includes the Tenant Selection and Assignment Plan (TSAP).
When families near the top of the waiting list and we receive notification of intent to vacate, we call in the next person on the waiting list and we begin the verification process. Nonincome screening factors to establish eligibility for admission to public housing is criminal or drug-related activity, rental history and housekeeping. The PHA requests criminal records from local law enforcement agencies for screening purposes. The PHA plan uses a community-wide list to organize its public housing waiting list. Interested persons apply for admission to public housing at the PHA main administrative office by calling or coming in person. Since the PHA has only one development, it will not operate a site-based waiting list. Applicants are given one vacant unit choice before they are removed from the waiting list for all waiting list types. The PHA plan targets at least 40% of all new admissions to public housing to families at or below 30% of median area income. Transfers take precedence over new admissions in emergencies, when there is over-housing, under-housing, medical justification and to permit modernization work.

Preferences for admission include:

- a. Residents who live and/or work in Woodridge or Mountindale
- b. Involuntary Displacement due to natural disaster or fire
- c. Working families and those unable to work because of age or disability
- d. Households with strong employment history but are temporarily unemployed
- e. Veterans

Residents can obtain information about the rules of occupancy of public housing in the PHA-resident lease and in the PHA's Admissions and Continued Occupancy Policy.

The Housing Authority is exempt from implementing a Deconcentration Policy because we have one project with less than 100 units.

2. **Financial Resources** – This includes FY 2009 Capital Fund Program and the FY 2009 Capital Fund Recovery Grants (CFRG). It also includes the most recent board-approved operating budget for the public housing program.
3. **Rent Determination** – The Public Housing rent determination policies, including the methodology for setting public housing flat rents and the schedule of flat rents offered, are included in the public housing A & O Policy.
The following discretionary minimum rent hardship exemption policies are listed below:
The Woodridge Housing Authority has set the minimum rent at \$50. If the family requests a hardship exemption, however, the Woodridge Housing Authority will suspend the minimum rent beginning the month following the family's request until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.
 - A. A hardship exists in the following circumstances:
 1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance Program, including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996.
 2. When the family would be evicted because it is unable to pay the minimum rent;
 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 4. When a death has occurred in the family.
 - B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
 - C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the beginning of the suspension of the minimum rent. At the end of the 90 day period, the minimum rent will be imposed retroactively to the time of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the rent owed for the suspension period.
 - D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the Minimum rent requirement until the hardship no longer exists.
 - E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the Hardship. No escrow deposit will be required in order to access the grievance procedure.

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.
The PHA does not have ceiling rents.
Rent re-determinations:
Between income reexaminations, tenants must report changes in income or family composition to the PHA which result in a rent adjustment for the following reasons:

 1. A household member has an increase of \$200 or more in monthly income when it occurs between Annual Rent Recertifications;
 2. Anytime family has a new source of income;
 3. Anytime family has a change in family composition.

Flat Rents: The HA has set flat rents at current Tax Credit levels as determined by HUD annually.
No cash: Only check or money order will be accepted for rent.
Rent is still due the first of the month. If the rent is not paid by the 15th of the month, on the 16th of the month, there will be a \$15 late fee, which will increase \$1 per day for each day it is late. The late fee will not exceed \$30 monthly.
Monthly washing machine fee is \$15.
4. **Operation and Management** – The PHA has Public Housing management and maintenance policy documents, including the Admissions and Continued Occupancy Policy, the Maintenance Policy in ACOP, a Personnel Policy, a Travel Policy and a Procurement Policy in ACOP and a policy for the prevention or eradication of pest infestation (including cockroach infestation). Conifer Management began third party management of day to day operations in October 2009.
The Woodridge Housing Authority consists of 40 family units of Public Housing with an expected turnover of 5 units annually.

<p>5.Grievance Procedures – Written Public Housing grievance procedures and informal hearing and review procedures in addition to federal requirements found at CFR Part 966, Subpart B, for residents of public housing are available at the PHA main administrative office in the Admissions and Occupancy Policy.</p>
<p>6.Designated Housing for Elderly and Disabled Families – The PHA does not have any projects that have been designated, nor will we apply for the designation for occupancy by elderly and disabled families.</p> <p>7.Community Service and Self-sufficiency –</p> <ol style="list-style-type: none"> 1. There are coordination efforts between the PHA and TANF agency which include client referrals, information sharing regarding mutual clients for rent determination. There is coordination with Workforce Development, Literacy Volunteers, and tutoring programs. 2. The PHA has tutoring programs for students. 3. The PHA has the community service requirements listed in the A & O policy. When a resident gets off welfare and gets a job, the resident gets an income disallowance for two years. <p>8.Safety and Crime Prevention-</p> <ol style="list-style-type: none"> 1. The need for measures to ensure the safety of public housing residents include residents fearful for their safety and/or the safety of their children ; and observed lower-level crime, vandalism and/or graffiti. 2. The security cameras at the Mountindale Road site help to deter crime. The PHA has cooperation with the school and DARE Program for drug awareness and prevention for students. There are monthly meetings with residents to receive input and build better relationships and communication. 3. Coordination between the PHA and the Woodridge Police Department to carry out crime prevention measures and activities Including regular patrol of the development by the Woodridge Police Department. The Woodridge Police Department provides crime data to housing authority staff for analysis and action. <p>9.Pet Policy – The PHA’s policies and requirements pertaining to the ownership of pets in public housing is incorporated in the A and O Policy.</p> <p>10.Civil Rights Certification – Civil Rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.</p> <p>11.Fiscal Year Audit – The results of the most recent fiscal year audit are available at the main administrative office. These results were submitted to HUD.</p> <p>12.Asset Management – The PHA will be replacing windows and appliances this year and long term will make improvements in heating system, plumbing improvements, energy efficient lighting, kitchen counters, kitchen cabinets and closets.</p> <p>13.Violence Against Women Act (VAWA) –</p> <ol style="list-style-type: none"> 1. All current residents receive a summary of the protections afforded them under the Violence Against Women Act at annual recertification. All residents sign a Lease Addendum regarding the Violence Against Women Act at annual recertification. All applicants are provided with the same information and must sign the Violence Against Women Lease Addendum as part of their move in process.

These PHA Plan Elements 2011 are on file in Main Administrative Office.

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Woodridge Housing Authority

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

A. 357 Mountindale Rd
Woodridge, NY 12789

B. 41 Maple Avenue
Woodridge, NY 12789

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Rosalind Natale

Title

Executive Director

Signature

x Rosalind Natale

Date

3/29/12

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Woodridge Housing Authority NY 064

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Rosalind Natalie

Title

Executive Director

Signature

Rosalind Natalie

Date (mm/dd/yyyy)

3/29/12

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report <u>9/9/2010</u>	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <u>Woodridge Housing Authority</u> <u>PO Box 322</u> <u>Woodridge, NY 12789</u> Congressional District, if known: 4c 22nd			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: HUD			7. Federal Program Name/Description: CFRG 2009 CFDA Number, if applicable:		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ 81,855.00		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Rosalind Natqie</u> Print Name: <u>Rosalind Natqie</u> Title: <u>Executive Director</u> Telephone No.: <u>845-434-4451</u> Date: <u>3/29/12</u>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Woodridge Housing Authority
PHA Name

NY 064
PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

☒ Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Rosalind Natalie

Signature

Rosalind Natalie

Title

Executive Director

Date

3/29/12

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

PHA Name/Number: Woodridge Housing Authority- NY064		Locality (City/County & State) Woodridge, Sullivan, New York		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY __2011__	Work Statement for Year 2 FFY __2012__	Work Statement for Year 3 FFY __2013__	Work Statement for Year 4 FFY __2014__	Work Statement for Year 5 FFY __2015__
A.					
B. Physical Improvements Subtotal	Known Statement	\$38,734	\$34,983	\$38,734	\$38,734
C. Management Improvements		\$5,533	\$4,998	\$5,533	\$5,533
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations		\$11,067	\$9,995	\$11,067	\$11,067
H. Demolition					
I. Development					
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds					
L. Total Non-CFP Funds					
M. Grand Total		\$55,334	\$49,976	\$55,334	\$55,334

NY064106

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

☒ Original 5-Year Plan ☐ Revision No:form HUD-50075.2 (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Part II: Supporting Pages – Physical Needs Work Statement(s)

form HUD-50075.2 (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Work Statement for Year: 2015
FFY 2015[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages -- Management Needs Work Statement(s)		Work Statement for Year 2012		Work Statement for Year 2013	
Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	Estimated Cost
See Approved Statement	HA Wide- Management training - Education Operations	\$5,533			\$4,998
		\$11,067			\$9,995
	Subtotal of Estimated Cost	\$16,600		Subtotal of Estimated Cost	\$14,993